



# CITY OF NEWPORT BEACH

## BUILDING DEPARTMENT

3300 NEWPORT BLVD.  
P.O.BOX 1768, NEWPORT BEACH, CA 92658-8915  
(949) 644-3275

### SWIMMING POOL/SPA CORRECTION LIST

Project Description:

Project Address:

Plan Check No.:

Date Filed:

No. Stories:

Use:

Occupancy:

Const. Type:

Architect/Engineer:

Phone:

Owner:

Phone:

Submitted Valuation:

Checked by:

Phone: (949) 644-32

Permit Valuation:

☒ 1<sup>st</sup> Check  
☐ 4<sup>th</sup> Check\*

☐ 2<sup>nd</sup> Check

☐ 3<sup>rd</sup> Check

**\*NOTE: Do not resubmit after the 3<sup>rd</sup> plan check. Call plan check engineer for an in-person recheck appointment.**

**WARNING: PLAN CHECK EXPIRES 180 DAYS AFTER SUBMITTAL.**

**THIS PLAN CHECK EXPIRES ON:**

**Approval of plans and specifications does not permit violation of any section of the Building Code or other City ordinances or State law.**

**This plan check is according to 2007 California Building Code.**

- Make all corrections listed below
- Resubmit originally checked plans and indicate the location of response on this sheet. **DO NOT** resubmit after the third check. Call plan check engineer and schedule in-person recheck.
- Return this sheet with corrected plans
- For checking status of plans: call **(949) 644-3288** during business hours, or may be verified 24 hours 7 days a week via the Internet at: [www.newportbeachca.gov/building/](http://www.newportbeachca.gov/building/) or interactive voice response at **(949) 644-3255**
- For clarifications on corrections, you may call the Plan Check Engineer or schedule an appointment.
- Unless stated otherwise all code section references are from the 2007 CBC.
- When new information is provided after plan check due to corrections or otherwise, additional plan review time may be necessary upon resubmittal. Review of new information may result in additional corrections.

## **GENERAL CORRECTIONS**

1. APPROVAL IS REQUIRED FROM:
  - a. Planning Department
  - b. Harbor Resources
  - c. Fire Department, when the scope of work includes landscaping (drainage) or accessory structures within a special fire hazard area.
2. Include the following on all plan sheets:
  - a. Site address
  - b. Plan preparer's name, address and phone
  - c. Property owner's name, address and phone
3. Provide a complete project description on the drawing's cover sheet.
4. Provide with each set of plans:
  - a. Vicinity Map.
  - b. Plot Plan.
  - c. Grading/Drainage plan.
  - d. Structural Details.
5. Provide a fully dimensioned plot plan to scale. Show lot size, street, alley, easements, and location of all buildings/structures.
6. Provide complete site drainage plans and details. Specify if the hardscape and/or landscape is existing to remain, or new. You may use city standard drainage plan available at the permit counter.
7. Valuation has been increased to \$, additional plan check fees due.
8. Provide completed permit application worksheets for:
  - a. Patio cover and other accessory structures.
  - b. Barbecue or similar structures greater than 36" in height at any point.
  - c. Retaining walls.
  - d. Other:
9. Separate plans and permits are required for patio covers, barbecues and other accessory structures on the site. Plan check of these items is not a part of this review.
10. Plan preparer shall sign and date all drawing sheets, regardless of required state licenses.
11. The civil/structural engineer shall stamp, wet sign and date structural drawings and the site plan to coordinate the structural design and site conditions.

## **BARRIERS AND SAFETY ISSUES**

12. Fully detail the barriers or fences which enclose the pool on the site plan. NBMC 15.04.430
13. The barrier or fence shall comply with the following requirements:
  - a. Minimum height of 5'0 above grade, measured from outside of the pool enclosure.
  - b. Minimum 45" between horizontal members.
  - c. Maximum 4" clearance between vertical members
  - d. When part of the horizontal or vertical members, decorative cutouts shall not exceed 1.75 inches in width.
  - e. Maximum 2" vertical clearance between the bottom of fence and grade (4" max. above concrete finish).

- f. Chain link mesh maximum size shall be a 2.25 inch square unless provided with slats fastened at the top and bottom which reduce the openings to 1.75 inches or less.
  - g. Diagonal members shall form openings of no more than 1.75 inches.
- 14. Gates within a barrier or fence shall comply with the following requirements:
  - a. Comply with all fence requirements.
  - b. Include self closing, and self-latching mechanisms.
  - c. The self-latching mechanism shall be at least 54" above the bottom of the gate, if the latch can be reached from outside the pool area.
  - d. All gates shall swing out of the pool area. CBC 2406.3(9)
- 15. Identify all glazing installations within 5 feet of the pool or spa water surface. Safety glazing is required in fences, doors and windows, where the glass is within 5 ft. from pool/spa water and less than 60 inches above grade. CBC 2406.3(9)
- 16. Specify on the plans the type of drowning prevention safety feature(s) which will be installed. Where any wall of a dwelling serves as part of a pool/spa barrier, and doors from the dwelling provide direct access to the pool, a drowning prevention safety feature shall be provided. 3109.4.4.2
  - a. Intermediate pool enclosure between the house and pool complying with the requirements of a pool/spa fence or barrier.
  - b. Removable mesh pool fencing that meets ASTM Specifications F 2286, and includes a self-closing and self-latching gate and key lockable device.
  - c. An approved safety pool cover that meets all requirements of ASTM Specifications F 1346.
  - d. Exit alarms on all doors providing direct access to the pool/spa.
  - e. All doors providing direct access to the pool/spa shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor.
  - f. Permanently installed in pool/spa alarm system, which will sound upon detection of accidental or unauthorized entrance into the water. The pool/spa alarm system shall meet and be independently certified to ASTM Standard F2208.
- 17. Identify all door alarm and other safety feature installation locations on the plans.
- 18. Door alarms shall comply with the following: CBC 3109.4.1.8(1)
  - a. An alarm shall produce an audible warning when the door and its screen, if present, are opened.
  - b. The door alarm shall sound continuously for a minimum of thirty (30) seconds within seven (7) seconds after the door is opened and be capable of providing a sound pressure level of not less than 85 dba when measured indoor at a 10 feet distance.
  - c. The alarm shall automatically reset under all conditions.
  - d. The alarm shall be equipped with a manual means, such as a touchpad or switch to temporarily deactivate the alarm for a single opening. Such deactivation shall last not more than fifteen (15) seconds.
  - e. The deactivation switch shall be located at least fifty-four (54) inches above the threshold of the door.
- 19. When a system/device other than intermediate barriers, door alarms or self-closing devices are proposed to provide pool safety for the occupant of the dwelling, provide the following information on the plans for the drowning prevention safety features,
  - a. Product Manufacturer.
  - b. Product Name.
  - c. Coverage plan.

- d. ASTM testing agency approval letter.
- 20. Provide a fully dimensioned pool/spa coverage plan, drawn to scale. Identify the overall pool dimensions, intermediate walls or obstructions, manufacturer's coverage radius and sensor installation locations on the coverage plan.
- 21. Provide installation details for the drowning prevention

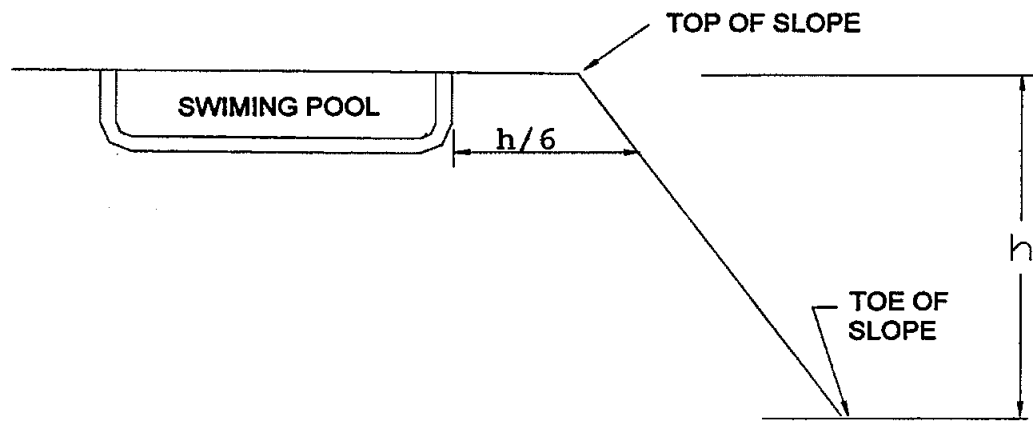
## **STRUCTURAL & SHORING**

- 22. Provide structural details for pool/spa, walls and adjacent features.
- 23. Cross reference the applicable details on the site plan.
- 24. Specify on the plans that special inspection is required for shotcrete and/or gunite application.
- 25. Provide material specifications for:
  - a. Concrete
  - b. Steel
- 26. Dimension the pool setback from the top of the adjacent slope, and the height of the slope. The face of the pool wall at the base of the wall shall be h/6 ft. away from the face of the slope. CBC 1805.3.3 See Figure 1 on the last page.
- 27. Provide a "free-standing" structural detail for the pool wall where the wall is less than 7' from the top of slope, measured horizontally. 1805.3.3
- 28. Submit shoring design drawings and calculations by a licensed civil engineer. The distance from the pool excavation to the property line is less than the depth of excavation, shoring shall be provided to protect the adjacent property.
- 29. Provide two wet signed copies of the site soils report.
- 30. The Soils engineer shall wet sign the site plan and construction details to coordinate with the soils report recommendations.
- 31. Include the complete soils report conclusions and recommendations on a plan sheet within the plan set.
- 32. Provide a hydrostatic pressure relief valve, due to the soils conditions and/or proximity of the water table. (Spa and hot tub code 308.5)  
Alternate: design pool shell to compensate for buoyancy or expansive soils condition.

## **ELECTRICAL, MECHANICAL & PLUMBING**

- 33. Write a note on the drawings:  
"The following structures and equipment shall be bonded per CEC 680.26 pool reinforcing or metal shell, underwater lighting, metal fittings attached to pool structure, electrical equipment including pumps, motor electric pool covers, metal sheathed cables, metal piping within 5' horizontally from inside of pool wall, vertical structures within 12' vertically from highest water level; steel reinforcing in concrete under walking surfaces within 3' from inside of pool wall."
- 34. Note on the plans: "Electrical outlets within 20 feet from pool or spa shall be GFI protected."
- 35. Identify the installation location for the pool/spa equipment and dimension the separation from the property line. Pool/spa heater vent shall be 4' away from property line.
- 36. Note on the plans: "A sound test by an acoustical engineer is required to demonstrate that the noise level from the pump is less than 55 dba at the property line." NBMC 10.26.025.8.
- 37. Pool/spa heating system shall be certified by the manufacturer for the following items:
  - a. Thermal efficiency complies with Appliance Efficiency Regulations

- b. On-off switch mounted outside of the heater
  - c. A permanent weatherproof instruction plate or card for energy efficient operation
  - d. No electric resistance heating
38. Any pool or spa All pool or spa systems and equipment shall have the following:
- a. At least 36" of pipe between the filter and heater, or dedicated suction and return line, or built-in connection to allow for the future addition of solar heating equipment.
  - b. A cover for outdoor pools or spas if a heat pump or gas heater is used.
  - c. Pool shall have directional inlets to mix the pool water.
  - d. The circulation pump must have a time switch that allows the pump to be set to run in the off-peak electric demand period for the minimum time required to maintain public health standards.
  - e. Pool pumps and pump motors:
    - i. Pool pumps and pump motors: only those listed in the Commission's directory of certified equipment shall be used.
    - ii. All pump flow rates shall be calculated per 150(p)1B.
    - iii. Filtration flow rate shall not exceed that to turn over pool water volume in 6 hours or 36 gpm, whichever is greater.
    - iv. Pump motors (for filtration) shall be multi-speed if capacity is greater than 1 hp.
    - v. Each auxiliary pool load (spa, water features, etc.) shall be served by a separate pump or multi-speed pump.
    - vi. Multi-speed pump shall have controls that will default to the filtration flow rate when no auxiliary pool loads are operating.
    - vii. Multi-speed pump shall default to the filtration flow rate setting within 24 hours.
  - f. Pool system piping:
    - i. A straight pipe (min. length = 4 x pipe diameter) shall be installed before the pump.
    - ii. Pipe size shall be sized such that at maximum flow the velocity of the water is less than 8 fps in the return line and 6 fps in the suction line.
    - iii. All elbows shall be of sweep elbow or elbow-type that provides less pressure drop than straight pipe length of 30 pipe diameter.
  - g. Pool filters shall be at least the size specified in NSF/ANSI 50.
  - h. Backwash valve shall be same as return pipe diameter, but not less than 2" diameter.
  - i. Pool/spa drain shall be connected to a "P" trap, which drains to the sewer system.
39. The swimming pool/spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, which are separated by a distance of at least three feet in any direction between the drains. (Applicable to new pool/spas only).
40. Suction outlets that are less than 12 inches across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI Standard A 112.19.8, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.



**Figure 1**